

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

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Related documentation pertaining to this Planned Development may also be included.

17035

*Reclassification Of Area Shown On Map No. 12-H.
(As Amended)*

(Application No. 17035)
(Common Address: 2111 W. 47th St.)

IPD 1175

[O2010-6381]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all of the B3-1 Community Shopping District and M2-2 Light Industry District symbols and indications as shown on Map Number 12-H in the area bounded by:

beginning at West 47th Street; South Hoyne Avenue; a line 806.73 feet south of and parallel to West 47th Street; a line 378.81 feet west of and parallel to South Hoyne Avenue; a line from a point 378.81 feet west of South Hoyne Avenue and 803.29 feet south of West 47th Street to a point 412.22 feet west of South Hoyne Avenue and 630.57 feet south of West 47th Street; a line from a point 412.22 feet west of South Hoyne Avenue and 630.57 feet south of West 47th Street to a point 500.05 feet west of South Hoyne Avenue and 394.05 feet south of West 47th Street; and a line 500.05 feet west of and parallel to South Hoyne Avenue to the point of beginning,

to those of an RS2 Residential Single-Unit (Detached House) District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RS2 Residential Single-Unit (Detached House) District symbols and indications within the area herein above described to the designation of a Institutional Planned Development Number 1175, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development No. 1175.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development Number ("Planned Development") consists of approximately 374,572 square feet (8.6 acres) of net site

area which is depicted on the attached Planned Development Boundary, Property Line and right-of-way Adjustment Map. The property is controlled by the Chicago Board of Education and the Public Building Commission of Chicago (the "Applicant").

2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or re-subdivision of parcels, shall require a separate submittal on behalf of the Applicant or their successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and lessees, if different than the Applicant, the legal titleholders or any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder or any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall be defined in Section 17-8-0400. The Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.
4. This plan of development consists of the following eighteen (18) statements: a Bulk Regulations and Data Table; Existing Land Use Map; Existing Zoning Map; a Planned Development Boundary and Property Line Map; Site and Landscape Plan; a Green Roof Plan; a Student Drop-Off and Pick-Up Plan and Building Elevations prepared by STL Architects, dated September 16, 2010. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Zoning and Land Use Planning. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purposes of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The uses permitted within the area delineated herein as an "Institutional Planned Development" shall include: educational, recreational, wireless communication facilities, accessory parking and other accessory uses.
6. On-premises business identification signs and temporary construction signs shall be permitted within the area delineated herein as an "Institutional Planned Development", subject to the review and approval of the Department of Zoning and Land Use Planning. No off-premise signs shall be permitted in the Planned Development.

7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Transportation and Zoning and Land Use Planning. A minimum of two percent (2%) of all required parking spaces shall be designated for parking for the handicapped.
8. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
9. The Applicant has worked with the Chicago Department of Transportation to develop a draft Traffic Management Plan. The Applicant shall continue to work with the Chicago Department of Transportation to finalize the Traffic Management Plan. A copy of the CDOT approved plan must be provided to the Department of Zoning and Land Use Planning prior to the issuance of a Certificate of Occupancy.
10. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
11. The maximum permitted floor area ratio (FAR) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of FAR calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
12. The City of Chicago established a Part II Review Fee in the amount \$0.25 per square feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by DZLUP during the actual Part II Review. The fee as determined by DZLUP staff at that time is final and binding on the Applicant and must be paid to the Department of Zoning and Land Use Planning prior to the issuance of any Part II Approval.
13. The Applicant shall obtain the applicable official reviews, approvals and permits from the various City Departments and/or Committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes that conservation of

natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the subject property in a manner generally consistent with the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System. Copies of these standards may be obtained from the Department of Zoning and Land Use Planning. The Applicant shall also provide a vegetative roof on the proposed building totaling 29,262 square feet, or 50% of the net roof area.

15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote a high standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of MOPD has approved detailed construction drawings for the building or improvement proposed.
16. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning upon the application for such a modification by the Applicant and after a determination is made by the Commissioner of the Department of Zoning and Land Use Planning that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Zoning and Land Use Planning shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
17. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
18. Unless substantial new construction on the property has commenced within 6 years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert back to RS2 Residential Single-Unit (Detached House) district.

[Existing Zoning Map; Surrounding Land-Use Map; Planned Development Boundary Map and Property Line Map; Site Plan; Landscape Plan; Student Drop-Off Plan; Green Roof Plan; Building Elevations; and Chicago Builds Green forms referred to in these Plan of Development Statements printed on pages 104943 through 104954 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development Number 117.5

Back Of The Yard High School

Bulk Regulation And Data Table.

Gross Site Area:	418,784 square feet
Net Site Area:	374,572 square feet (8.6 acres)
Public Area Right-of-Way:	44,212 square feet
Maximum Floor Area Ratio:	.65
Minimum Number of Off-Street Loading Spaces:	1 (13 feet, 4 inches by 37 feet, 4 inches)
Minimum Number of Off-Street Parking Spaces:	90 (including 4 accessible spaces)
Minimum Number of Bicycle Parking Spaces:	70
Maximum Building Height:	70 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan.

Existing Zoning Map

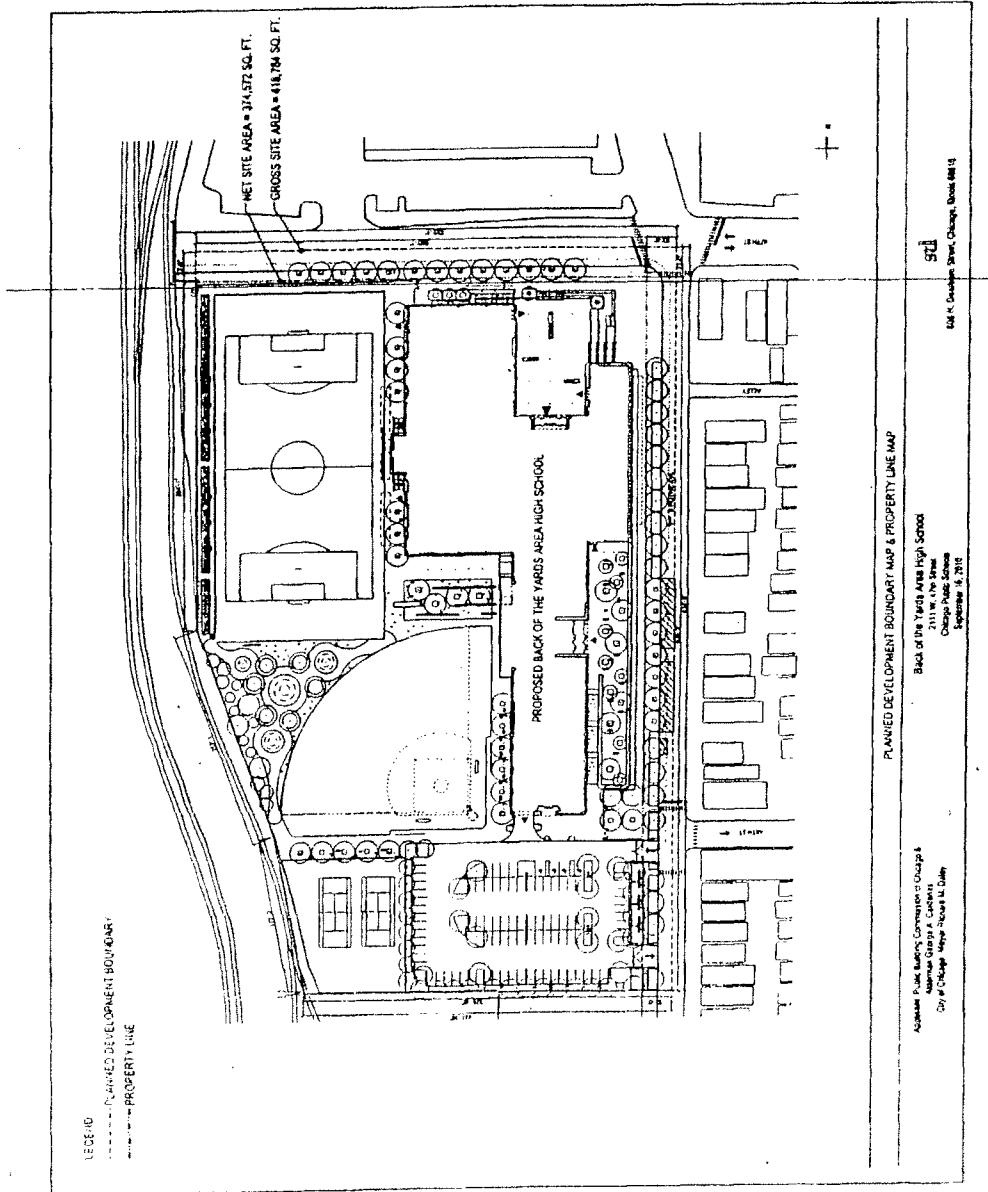


LEGEND
 - - - - - PLANNED DEVELOPMENT BOUNDARY
 - - - - - PROPERTY LINE

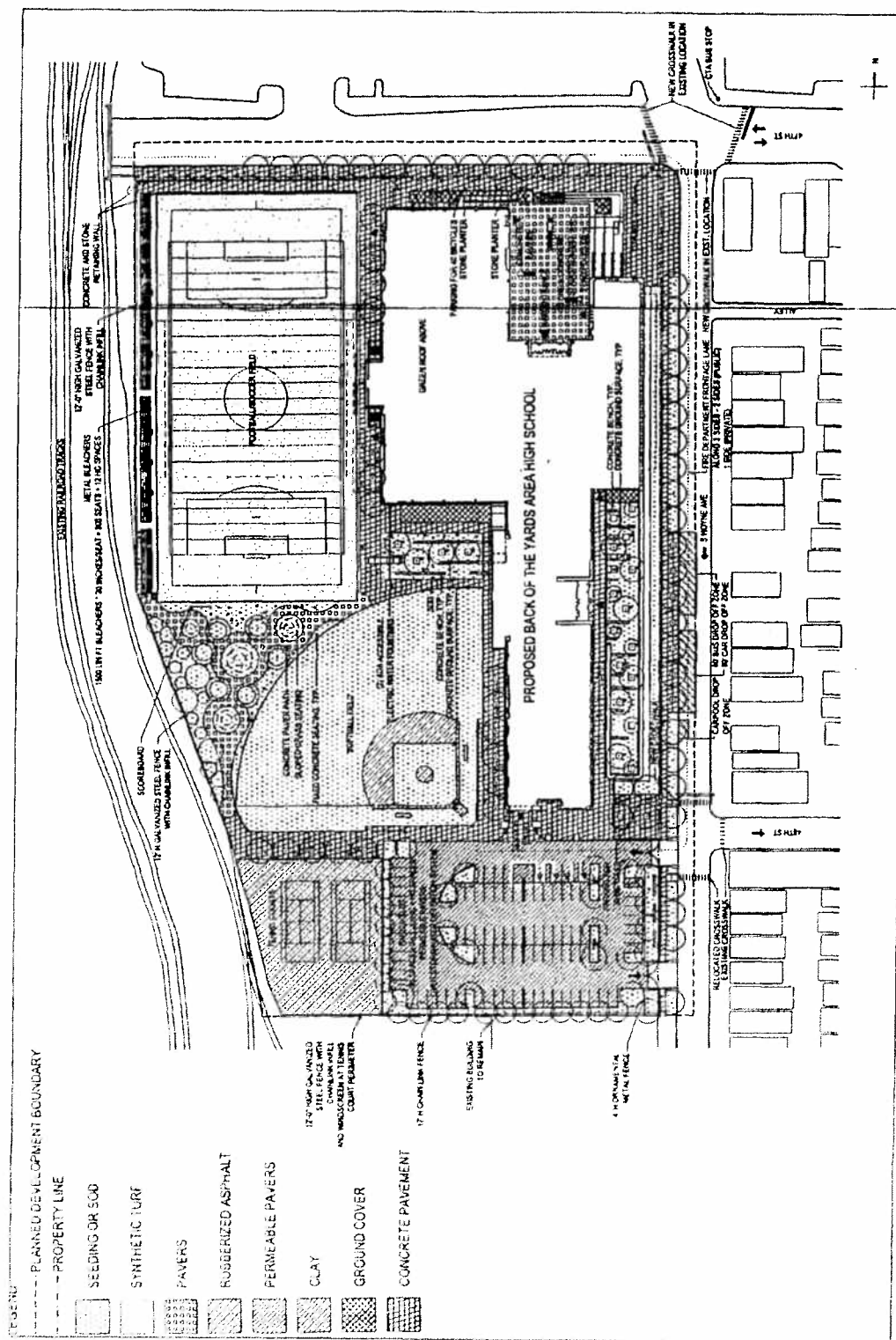
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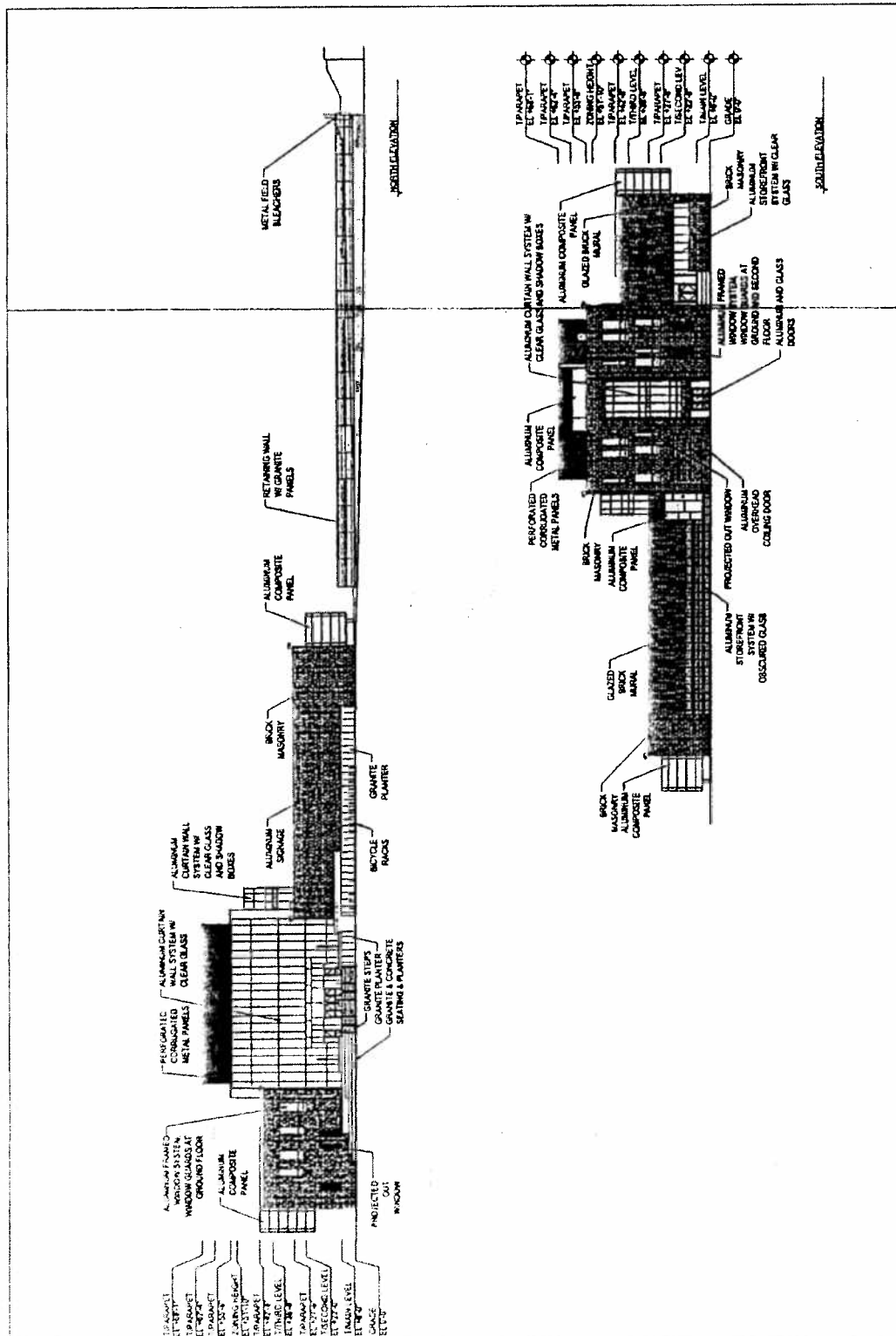
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Planned Development Boundary Map And
Property Line Map.



Landscape Plan.





Project Name:

Back of the Yards High School

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):

From*	To*	Direction:	Street Name:	Select Street Type:
2111		W	47 th	St

Ward No: Community Area No:

12

Check applicable:

Project Type:
☒ Planned Development
 ☐ Redevelopment Agreement
 ☐ Zoning Change
PD No: RDA No: From: To: ☐ Public project☐ Landmark**Project Size:**

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
374,572	83,057	37,480

Enter First Name Last Name

DPD Project Manager:

Sarah Sheehan

Select project category:

BG/GR Matrix:

Inst. School, Com. Center

Financial Incentives:

Check applicable:

☒ TIF☐ Empowerment Zone Grant☐ Class L☐ GRIF☐ Ind. Dev. Revenue Bonds☐ Class 6b☐ SBIF☐ Bank Participation Loan☐ DOH☐ Land Sale Write Down**Density Bonus:**

Check applicable:

☐ Public plaza & pocket park☐ Water features in a plaza or pocket park☐ Chicago Riverwalk improvements☐ Setbacks above the ground floor☐ Winter gardens☐ Lower level planting tenace☐ Indoor through-block connection☒ Green roof☐ Skidewalk widening☐ Underground parking and loading☐ Arcades☐ Concealed above-ground parking

Chicago Builds Green.
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Please fill, if applicable

Landscaping:

7' Landscape Setback	Square footage:	945	945
Interior Landscape Area	Square footage:	3,722	6,590
No. of Interior Trees		30	33
No. of Parkway Trees		52	38

Open Space:

River Setback	Square footage:	0	0
Private Open Space	Square footage:	0	0
Privately developed Public Open Space	Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	35,752
Raingarden	Check applicable:	<input type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage:	75,583
Rain-water collection cistem/banel	Gallons:	0
Total impervious area reduction	Square footage:	75,583

Other sustainable surface treatments:

Green roof	Square footage:	0	29,262
Energy Star roof	Square footage:	0	0
High-albedo pavement	Square footage:		94,718

Transportation:

No. of accessory parking spaces	0	0
Total no. of parking spaces (Accessory + Non- Acc.)		90
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)	0	0
No. of bicycle parking	0	70
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input checked="" type="checkbox"/>

Chicago Builds Green.
(Page 3 of 3)

Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input checked="" type="checkbox"/>	
LEED Certified		<input type="checkbox"/>
LEED Silver		<input checked="" type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

**Energy efficiency strategies
not captured above:**

HE: Other than Energy Star Roof - or Energy Star Building
Certification-

Landscaping will be designed to be low maintenance so that irrigation will not be required. Low-flow fixtures will be provided for showers, water closets, and urinals.

The project will provide for energy efficient equipment and will utilize occupancy and daylighting sensors and other strategies to reduce energy use when possible

**Other sustainable strategies
and/or Project Notes:**

- 1) Brownfield Redevelopment
- 2) Meets Development Density and Community Connectivity Requirements
- 3) Maximizing views to daylighting
- 4) 40% less water will be used than the baseline water use
- 5) low VOC-emitting materials will be chosen for the project
- 6) Designated parking spaces provided for carpools, low emitting fuel efficient vehicles

